

131.0

0003

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

1,702,200 /

Total Card / Total Parcel

USE VALUE:

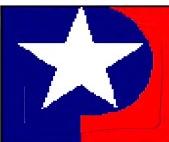
1,702,200 /

1,702,200

ASSESSED:

1,702,200 /

1,702,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
90		JASON ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: PRESTI JOHN B &	
Owner 2: PRESTI MARIYAMMA VARGHESE	
Owner 3:	

Street 1: 90 JASON ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: BAXTER NATHAN/JESSICA -	
Owner 2: -	
Street 1: 90 JASON ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .22 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Clapboard Exterior and 4234 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	2
t	Above Street
	Street
	Gas:

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	9600	Sq. Ft.	Site	0	90.	0.74	10										637,200						637,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							9600.000		1,055,600		9,400		637,200		1,702,200						84571	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					12/02/18	

**USER DEFINED**

Prior Id # 1:	84571
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	10:24:47
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**      **Parcel ID** 131.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,055,600	9,400	9,600.	637,200	1,702,200		Year end	12/23/2021
2021	101	FV	1,024,700	9400	9,600.	637,200	1,671,300		Year End Roll	12/10/2020
2020	101	FV	1,023,900	9400	9,600.	637,200	1,670,500	1,670,500	Year End Roll	12/18/2019
2019	101	FV	793,100	9400	9,600.	672,600	1,475,100	1,475,100	Year End Roll	1/3/2019
2018	101	FV	793,100	9400	9,600.	495,600	1,298,100	1,298,100	Year End Roll	12/20/2017
2017	101	FV	791,100	9400	9,600.	474,400	1,274,900	1,274,900	Year End Roll	1/3/2017
2016	101	FV	791,100	9400	9,600.	439,000	1,239,500	1,239,500	Year End	1/4/2016
2015	101	FV	737,000	9400	9,600.	368,200	1,114,600	1,114,600	Year End Roll	12/11/2014

SALES INFORMATION											TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif			Notes						
BAXTER NATHAN/J	68590-46		12/14/2016		1,635,500	No	No										
SELKER EDWIN	50971-594		4/1/2008	Change>Sale	951,400	No	No										
HE BAOZHANG	31179-67		3/1/2000		648,000	No	No										
MALVEY WILFRED	25903-42		12/18/1995		350,000	No	No	Y									

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment			Date	Result	By	Name			
8/23/2018	1214	New Wind	4,369	C							12/2/2018	MEAS&NOTICE	HS	Hanne S			
3/4/2016	233	Porch	14,000								3/6/2017	SQ Returned	MM	Mary M			
10/15/2009	991	Manual	25,000								2/12/2009	Entry Denied	336	PATRIOT			
4/25/2008	399	Renovate	100,000	C	G10	GR FY10	roof repair/re-mod				6/5/2000	MLS	MM	Mary M			
6/14/1995	324	Manual	16,000	C							11/18/1999	Mailer Sent					
10/30/1992	564	Manual	1,000	C							11/8/1999	Measured	243	PATRIOT			
											7/8/1992		KT				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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**EXTERIOR INFORMATION**

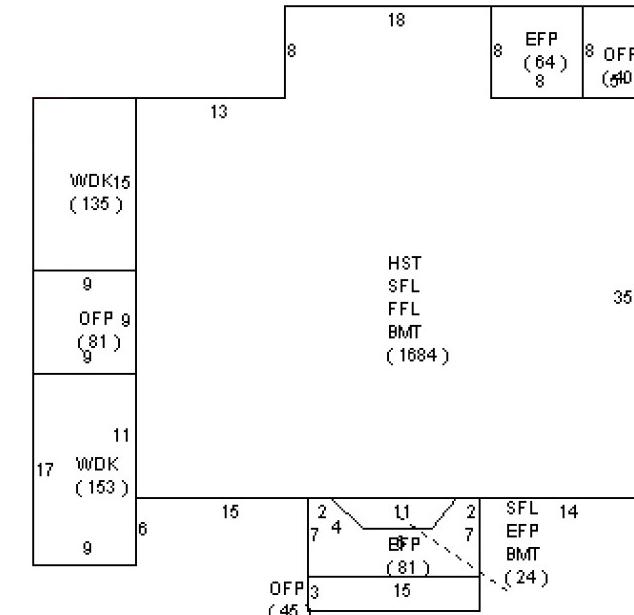
Type:	6 - Colonial	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	2 - Slate	
Color:	WHITE	
View / Desir:		

**BATH FEATURES**

Full Bath:	3	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade: B+ - Good (+)

Year Blt: 1910 Eff Yr Blt:

Alt LUC:

Jurisdct: G10 Fact: .

Const Mod:

Lump Sum Adj:

**INTERIOR INFORMATION**

Avg Ht/FL: STD

Prim Int Wal: 2 - Plaster

Sec Int Wall:

Partition: T - Typical

Prim Floors: 3 - Hardwood

Sec Floors:

Bsmnt Flr: 12 - Concrete

Subfloor:

Bsmnt Gar:

Electric: 3 - Typical

Insulation: 2 - Typical

Int vs Ext: S

Heat Fuel: 2 - Gas

Heat Type: 3 - Forced H/W

# Heat Sys: 1

% Heated: 100 % AC: 100

Solar HW: NO Central Vac: NO

% Com Wal: % Sprinkled

**CONDOS INFORMATION**

Location:

Total Units:

Floor:

% Own:

Name:

**DEPRECIATION**

Phys Cond: VG - Very Good 4.6 %

Functional: %

Economic: %

Special: %

Override: %

Total: 4.6 %

**CALC SUMMARY**

Basic \$ / SQ: 130.00

Size Adj.: 0.89799243

Const Adj.: 1.04019594

Adj \$ / SQ: 121.431

Other Features: 166484

Grade Factor: 1.46

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 1106486

Depreciation: 50898

Depreciated Total: 1055588

**REMODELING**

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

Totals

1 13 6

**COMPARABLE SALES**

Rate Parcel ID Typ Date Sale Price